113.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	665,500 / 665,500
					USE VALUE:	665,500 / 665,500
					ASSESSED:	665,500 / 665,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHAFFERT SHAWN
Owner 2:	SCHAFFERT MARY ERWINNA POBLET
Owner 3:	
Street 1:	138 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PENG JIANJUN -
Owner 2:	ZHOU QIAOYU -
Street 1:	138 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,370 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5370.000	258,700		406,800	665,500
Total Card	0.123	258,700		406,800	665,500
Total Parcel	0.123	258,700		406,800	665,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.09 | /Parcel: 478.0

Legal Description

User Acct 71870

GIS Ref

GIS Ref

Insp Date 08/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 113.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,700	0	5,370.	406,800	665,500	665,500	Year End Roll	12/18/2019
2019	101	FV	239,800	0	5,370.	401,000	640,800	640,800	Year End Roll	1/3/2019
2018	101	FV	239,900	0	5,370.	308,000	547,900	547,900	Year End Roll	12/20/2017
2017	101	FV	239,900	0	5,370.	290,500	530,400	530,400	Year End Roll	1/3/2017
2016	101	FV	239,900	0	5,370.	267,300	507,200	507,200	Year End	1/4/2016
2015	101	FV	227,100	0	5,370.	249,900	477,000	477,000	Year End Roll	12/11/2014
2014	101	FV	227,100	0	5,370.	230,100	457,200	457,200	Year End Roll	12/16/2013
2013	101	FV	227,100	0	5,370.	230,100	457,200	457,200		12/13/2012

!8742!

PRINT

Date	Time
12/10/20	23:17:08

LAST REV

Date	Time
09/10/19	15:22:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8742

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PENG JIANJUN,	72014-220	1	12/14/2018		610,000	No	No		
PENG JIANJUN,	56989-455		6/15/2011	Convenience	1	No	No		
HOGAN SHANNON P	54890-82		6/25/2010		470,000	No	No		
LICITRA CAROL A	33644-592		9/14/2001		380,000	No	No		
WARREN IRENE	23308-181		6/15/1993		162,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2007	386	Redo Kit	35,000	C		G9	GR FY09	add 1/2 bath /laun
7/24/2006	612	Manual	5,680					strip and reshingl

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2019	SQ Returned	MM	Mary M
8/9/2018	Meas/Inspect	CC	Chris C
3/9/2009	Measured	372	PATRIOT
12/11/2001	MLS	MM	Mary M
3/18/2000	Inspected	197	PATRIOT
2/4/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71870
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5370		Sq. Ft.	Site		0	70.	1.08	6									406,769						406,800	

Total AC/HA:	0.12328	Total SF/SM:	5370	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	406,769	Spl Credit		Total:	406,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	87739
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374863
Depreciation:	116207
Depreciated Total:	258655

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

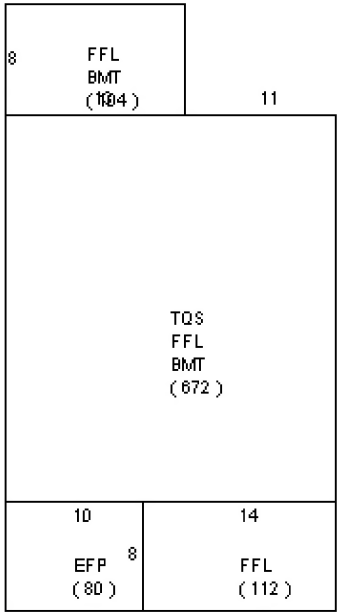
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	115.08
Final Total:	258700	Val/Su SzAd	185.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	173.730	154,270
BMT	Basement	776	52.120	40,444
TQS	3/4 Story	504	173.730	87,559
EFP	Enclos Porch	80	60.640	4,851

Net Sketched Area:	2,248			Total:	287,124
Size Ad	1392	Gross Are	2416	FinArea	1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	